



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

TO: Councilmember Richard Conlin, Chair, PLUS
Councilmember Tim Burgess, Vice Chair
Councilmember Mike O'Brien, member
Councilmember Sally Clark, Alternate

FROM: Marshall Foster and John Skelton, DPD

DATE: April 6, 2012

SUBJECT: First Quarter Report on 2012 Workplan for DPD's City Planning Division

This memo is the first quarter update to Council on the 2012 workplan for the Department of Planning and Development's (DPD) City Planning Division. Specifically, this memo provides 1) an update on our workplan and the status of existing projects; 2) a summary of work program priorities and emergent issues for 2012; and 3) an updated summary of anticipated resources likely to flow from quarterly grant acceptance and supplemental budget ordinances or from any other sources.

Progress on 2012 Work Plan

The City Planning Division's workplan is largely on track. Several projects timelines have been extended somewhat due to additional public process or unanticipated issues requiring additional staff work. Updates on key projects:

- Capitol Hill TOD Development Agreement. We continue negotiations with Sound Transit on a Development Agreement; a term sheet for that agreement should be completed in the 2nd Quarter 2012.
- Comprehensive Plan Update. At Council's request, we have revised our schedule to complete the update in 2015 and make more staff resources available for other workplan priorities in 2012. At your April 4th meeting we will summarize the results of the public involvement to date and the process for moving forward. We will also be sending you a Resolution shortly describing the scope and approach to public engagement for the remainder of the Comprehensive Plan Update process.
- Neighborhood Plans. Proposed zoning changes for the Mount Baker Town Center pursuant to the recent update to the North Rainier Neighborhood Plan will be forthcoming in May. Work towards updates of the neighborhood plans in Rainier Beach and Broadview/Bitter Lake/ Haller Lake continue; the fourth community meetings took place in mid-March in each neighborhood and the update documents are complete.
- Community Development Efforts. As discussed at our last workplan report, we are investing more time and resources in supporting communities in implementing neighborhood plans, and



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completing more action-oriented planning that addresses a broader range of issues beyond land use. Our work with OED on Pioneer Square Revitalization and work on a multi-cultural community center in the Rainier Valley are good examples. We will phase in more of this type of work as we complete the neighborhood plan update processes currently underway. We have developed a set of considerations for assessing where to take on this work which we would like to review with the committee in 2Q 2012.

- Shoreline Master Program Update. Staff is completing revisions to the Shoreline Master Program Update based on the many comments received. A range of highly complex issues have been resolved. We are now in the process of responding to final comments. We will be submitting the Mayor's recommendations in June 2012.
- South Lake Union. We anticipate the FEIS will be published on April 5, 2012. Once the Final EIS is published, staff will complete a final package of recommendations for zoning and development standards based on the South Lake Union UDF and the analysis in the FEIS.
- TIF for TDR: New legislation passed in Olympia last session allows the use of tax increment financing where cities create a market for regional transferable development rights (TDRs). City staff is now completing a financial analysis of the viability of this as an infrastructure financing tool for South Lake Union and downtown to address needs for transportation, streetscape, park and other necessary infrastructure. We anticipate bringing the results of this analysis forward to Council for discussion in the coming months.
- Yesler Terrace Master Planned Community. Public review of the proposed Master Planned Community legislation was completed on March 19th. We continue to work with SHA to complete the legislative packet for Council review including a Cooperative Agreement addressing related commitments of both the City and SHA. We are working to complete revisions to the proposal based on public review and anticipate delivery of the legislation in June 2012.

Looking Ahead

- Citywide Transit Communities Policy. We are developing a proposal for a citywide Transit Communities policy that would establish goals and objectives for building successful communities around transit, in partnership with the Seattle Planning Commission. This work will address the City's priorities for land use around existing and planned transit, the need for more active partnership with other public agencies in developing transit communities, and establish priorities for subsequent work. A proposed resolution for Council consideration, establishing the form, content and work needed to complete such a policy will be forthcoming in April.
- University District. We are proceeding with building a new "livability partnership" between the community, the UW and the City to plan for the area West of 15th Avenue, with a focus on transit-oriented development around the planned Brooklyn Light Rail Station, building on the adopted University District Neighborhood Plan. We are coordinating closely with OED who recently awarded an "Only in Seattle" grant to the UDistrict Chamber for developing measures that can strengthen and revitalize the district's business community. Community conversations around this work will take place this summer.

New and Emergent Issues

Several new Code-related issues have emerged that we have been asked to address. They include amendments to the City's rules governing telecommunications necessitated by changes in federal law,

City Planning 1st Quarter Workprogram Update

Page 3 of 3

to amendments to address housing development at SandPoint, the Major Institution Master Plan process, and the redevelopment of the King County Juvenile Justice facility.

In addition, we would like to move ahead with legislative rezones the Northgate Way corridor in the Northgate Urban Center, for which a significant investment in time and analysis has already taken place through the Urban Design Framework completed for this area in 2008. This work will provide for a more thoughtful and comprehensive strategy to incorporate the many different Northgate planning efforts that have taken place in stages over the past few years, and will encourage investment in the area.

To address all of these emergent issues in a timely manner, complete the legislative rezoning of Northgate Way, and maintain progress on established work program priorities, we may be seeking additional temporary resources beginning in the third quarter of 2012.

Attachments:

City Planning Division Workplan 2012-2014 (Revised)

2012 Grant Sources Summary Table